

~~HB 5342~~ HB 5863

McCall, Brandon

From: jerry deleonardo <jerrypatdeleonardo@att.net>
Sent: Saturday, February 20, 2016 4:11 PM
To: HSGTestimony
Subject: Feb. 23rd Hearing Testimony

I am a resident of Milford,Ct who is extremely concerned about the **Affordable Housing Act** as it now stands. I feel developers are taking advantage of skirting all zoning regulations by squeezing many units of housing into very small parcels, (the one proposed for my neighborhood is 8 units onto less than 1/2 acre) Only 3 of the 8 units are to be affordable housing. The developer is able to collect market rates for the remaining units so the developer skirts the law, gets numerous tax advantages from the state and gets to collect high rents on the majority of the units. There is some advantage to the family needing affordable housing but more advantage to the developer. The 1/2 acre in my neighborhood will be filled with the housing and dangerous parking conditions for all tenants living there. It doesn't sound like that is the intention of the act to me. The visual impact of this high density new construction in an area of homes that are mostly 75 to 100 years old undermines the established neighborhood. The 1/2 acre property was where the carriage house for a 100+ mansion stood. The mansion still exists and will sit next to this development. This is the story in my neighborhood. Stories in other neighborhoods follow the same script. Please review this legislation to make it more sensible for ALL CITIZENS.

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